




City of NORFOLK

To the City Planning Commission
City of Norfolk, Virginia

November 14, 2013

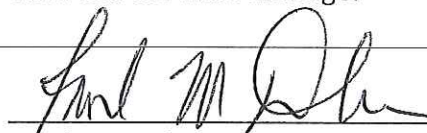
From: Susan Pollock, 
Principal Planner

Subject: For a Special Exception
for Mixed Use at 2716 Granby
Street – Afaf Assaf

Reviewed: Leonard M. Newcomb III, 
Land Use Services Manager

Ward/Superward: 2/7

Approved:



Frank M. Duke, AICP,
Planning Director

Item Number: 10

I. **Recommendation:** Staff recommends approval, considering compliance with *Zoning Ordinance* requirements and consistency with approved plans.

II. **Applicant:** Afaf H. Assaf
2716 Granby Street

III. **Description:**
This request is for a Special Exception to allow two residential units above the first floor commercial in the existing building.

IV. **Analysis**
The site is located on the southeast corner of West 27th and Granby Streets in the Park Place neighborhood.

Plan Analysis

- The proposed Special Exception is consistent with *plaNorfolk2030*, which designates this site as Commercial.

Zoning Analysis

- The site is zoned C-2 (Corridor Commercial) district, which permits a Mixed Use development Special Exception.
- The site needs improved parking with landscaping to meet *Zoning Ordinance* requirements.
 - The attached conditions, which address these issues, ensure compliance with *Zoning Ordinance* requirements.

Traffic Analysis

- Institute of Transportation Engineers figures estimate that this development will generate 13 additional vehicle trips per day.

V. Financial Impact

- The property owner is current on all taxes.

VI. Environmental

- The proposal require improvement of the parking area to the rear and should have beneficial impact on the surrounding area.

VII. Community Outreach/Notification

- Legal notice was posted on the property on October 8.
- Letter was mailed to the Park Place Civic League President on October 23.
- Letters were mailed to all property owners within 300 feet of the property on October 30.
- Notice was sent to the civic league by the Department of Communications on October 30.
- Legal notification was placed in *The Virginian-Pilot* on October 31 and November 7.

VIII. Coordination/Outreach

This report has been coordinated with the Department of Planning and Community Development and the City Attorney's Office.

Supporting Material from the Department of Planning and Community Development:

- Proposed Conditions
- Location Map
- Zoning Map
- Application
- Letter to the Park Place Civic League

Afaf Assaf
2716 Granby Street
Mixed Use Conditions

1. Only two residential dwelling units shall be located in the building.
2. A landscape plan shall be submitted for approval to the Department of Planning.
3. The parking lot shall be developed in accordance with the attached exhibit prepared by SIA Site Improvement, dated September 26, 2013 prior to the issuance of a Certificate of Occupancy for the residential units.

Print Name: _____

Sign: _____ Date: _____

Location Map

W 28TH STREET

E 28TH STREET

GRANBY STREET

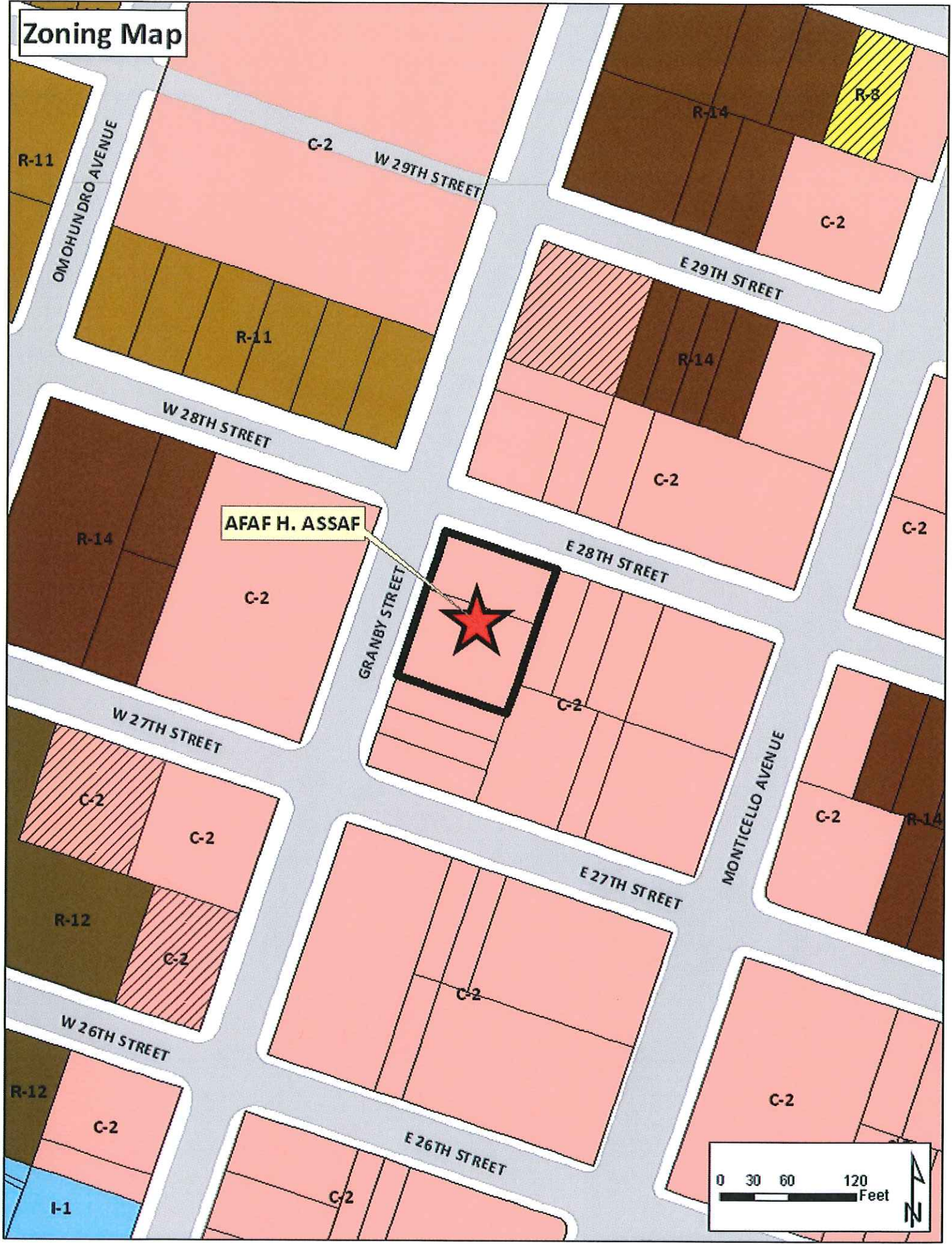
AFAF H. ASSAF



0 5 10 20 Feet



Zoning Map





**APPLICATION
SPECIAL EXCEPTION**

Special Exception for: Mixed use

Date of application: September 17, 2013

DESCRIPTION OF PROPERTY

Property location: (Street Number) 2714 (Street Name) Granby Street

Existing Use of Property Office

Current Building Square Footage 2300

Proposed Use

Residential - 2 units on 2nd floor.

Proposed Square Footage 2300

Proposed Hours of Operation:

Weekday From To

Friday From To

Saturday From To

Sunday From To

Trade Name of Business (If applicable) N/A

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised July, 2013)

Application
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APPLICANT/ PROPERTY OWNER

1. Name of applicant: (Last) (First) (MI)

Mailing address of applicant (Street/P.O. Box):

(City) (State) (Zip Code)

Daytime telephone number of applicant () Fax number ()

E-mail address of applicant:

2. Name of property owner: (Last) (First) (MI)

Mailing address of property owner (Street/P.O. box):

(City) (State) (Zip Code)

Daytime telephone number of owner () Fax number ()

CIVIC LEAGUE INFORMATION

Civic League contact:

Date(s) contacted:

Ward/Super Ward information:

REQUIRED ATTACHMENTS:

- ✓ Required application fee, **\$355.00** (if check, make payable to Norfolk City Treasurer).
 - Application fee includes a non-refundable \$5 technology surcharge.
- ✓ Two 8½ x 14 inch copies of a survey or site plan drawn to scale showing:
 - Existing and proposed building structures
 - Driveways
 - Parking,
 - Landscaping
 - Property lines (*see attached example).

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CERTIFICATION:

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: A FAF ASSAF Sign: A. Faf Assaf 19-171 2013
(Property Owner or Authorized Agent Signature) (Date)

Print name: Same Sign: / /
(Applicant or Authorized Agent Signature) (Date)

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EXHIBIT
TO ACCOMPANY SPECIAL EXCEPTION APPLICATION
FOR

FOR
RESIDENTIAL USE ON
THE SECOND FLOOR OF
2714, 2716, & 2718 GRANBY STREET
NORFOLK, VIRGINIA

SCALE: 1" = 30' DATE: 09/26/13
SHEET 1 OF 1



EMAIL: cadd@siteimprovement.net

Office: 757.671.9000 • Fax 757.671.9288

8000 Juniper Crescent, Suite A • Chesapeake, Va. 23320

SIA # 05240



October 23, 2013

Rodney Jordan
President, Park Place Civic League
304 W. 35th Street
Norfolk, VA 23508

Dear Mr. Jordan,

The Planning Department has received an application for a Special Exception on property located at 2716 Granby Street. This item is tentatively scheduled for the November 14, 2013 City Planning Commission public hearing.

Summary

This request by Afaf Assaf would permit two residential units on the second floor of the existing commercial building.

If you would like additional information on the request, you may contact the applicant at (757) 323-2023; or you may telephone Susan Pollock on my staff at (757) 664-4765. A copy of the application is enclosed.

Sincerely,



Frank M. Duke, AICP
Planning Director

cc: Vanessa Seals, Senior Neighborhood Development Specialist

508 City Hall Building / Norfolk, Virginia 23510
Ph. (757) 664-4752 / Fax (757) 664-4748